

East Bellevue Community Council
Summary Minutes of Regular Meeting

December 7, 2004
6:30 p.m.

Lake Hills Community Clubhouse
Bellevue, Washington

PRESENT: Chair Bell, Vice Chair Keeffe, Councilmembers Eder, and Seal

ABSENT: Councilmember Wiechmann

STAFF: None

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m. with Chair Bell presiding.

2. **ROLL CALL**

Upon roll call by the Deputy City Clerk, all Councilmembers were present with the exception of Councilmember Wiechmann. Chair Bell led the flag salute.

3. **COMMUNICATIONS - WRITTEN AND ORAL**

Mr. Eder noted that today was Pearl Harbor Day.

Mr. Eder requested the addition of a security floodlight on the west corner of the Lake Hills Clubhouse to light the path from the building to the rear parking lot.

Building on Mr. Eder's first communication, Council recounted where they were and their initial reactions to the attack on Pearl Harbor.

4. **APPROVAL OF AGENDA**

Chair Bell polled the Council for additions to the published agenda.

Mr. Eder requested the addition of the 2005 Community Council Continuance Election under New Business.

Mr. Keeffe moved approval of the agenda as amended. Mr. Eder seconded the motion which carried with a vote of 4-0.

5. **PUBLIC HEARINGS:** None.

6. **RESOLUTIONS:** None.

7. **REPORTS OF CITY COUNCIL, BOARDS, AND COMMISSIONS:** None.

8. **DEPARTMENT REPORTS :**

- (a) Update on repeal of Neighborhood Shopping Center Traffic Exemption for the Traffic Standards Code

Chair Bell noted the written report published in the packet as way of information. He stated that he had included this topic in a short article that he had written for the December publication of It's Your City.

- (b) Quarterly Home Occupation Report

Chair Bell next noted the inclusion of the Quarterly Home Occupation Report in the packet materials and its updated version found in the desk packet.

9. **COMMITTEE REPORTS:** None.10. **UNFINISHED BUSINESS :** None.11. **NEW BUSINESS:**

- (a) 2005 Community Council Continuance Election

In response to Mr. Eder, Chair Bell explained that, at the January 2005 meeting, Council will be presented a resolution for their consideration praying for continuance. If approved, that resolution will be submitted to King County Elections in preparation for the November 2005 ballot. He noted the inclusion of the draft continuance resolution in tonight's desk packet for Council's review.

12. **CONTINUED COMMUNICATIONS**

- (a) 2004 Minimum Density Land Use Code Amendment

In response to Mr. Keefe, City Councilmember Balducci stated that the City Council was not persuaded by the rationale for adoption of a minimum density standard. City Council felt that the City was more or less developing appropriately with the City's current densities.

Mr. Seal explained his concerns with minimum lot size calculations and the problems it creates. City Councilmember Balducci stated that was more a maximum density issue. She stated that she did not believe that a minimum density standard would help the problems Mr. Seal described.

Chair Bell clarified the Community Council's concern, stating that in residential zoning districts if minimum lot size is applied, the resulting number of lots is greater than the zoning would imply. The Community Council has requested in the past that this issue be revisited.

Mr. Keefe provided the history and purpose of the Board of Adjustments prior to its disbanding. He stated it was there that the term minimum lot size originated in order to accommodate individual tag end lots. Upon its adoption into the Land Use Code however, its application

began to change allowing developers to petition for minimum lot size applicable to the entire development versus the tag end lot.

In response, City Councilmember Balducci stated that she understood ~~their~~ the issue but failed to see its connection with the Planning Commissions recommended 85% minimum density rule. Council agreed that the two issues were totally separate.

Mr. Eder noted that the East Bellevue Community Council was copied on a correspondence from Steven Wasson of Sweetwood Development Company.

City Councilmember Balducci stated that the above mentioned correspondence was addressed to her and that she is following up with staff and will be responding to Mr. Wasson. She offered to provide the Community Council with her findings.

City Councilmember Balducci stated since the disbanding of the West Lake Hills Citizen Advisory Committee she has become interested in forming a neighborhood association for the area. She stated that she was testing the waters for community interest.

Chair Bell suggested the use of the Lake Hills Community Clubhouse as a meeting place.

Mr. Keeffe provided a brief history of the prior Lake Hills Community Association and donated Clubhouse.

Mr. Seal expressed enthusiasm for the establishment of a neighborhood association.

Mr. Keeffe suggested that City Councilmember Balducci's endeavor could be a follow-on to the Lake Hills Community Club which still exists on paper. The significance is that the utilization of the Clubhouse under the Community Club is available at no cost into perpetuity.

13. **EXECUTIVE SESSION:** None.

14. **APPROVAL OF MINUTES**

Mr. Keeffe moved to approve the November 3, 2004 Regular Meeting Summary Minutes. Mr. Eder seconded the motion. The motion carried with a vote of 4-0.

15. **ADJOURNMENT**

Mr. Seal moved to adjourn the meeting, and Mr. Keeffe seconded the motion. The motion carried with a vote of 4-0.

At 7:46 p.m., Chair Bell declared the meeting adjourned.

Submitted by:

Michelle Murphy, CMC
Deputy City Clerk